

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Street and Alley Vacation #02016

DATE: Nov. 21, 2002

SCHEDULED PLANNING COMMISSION MEETING:

DATE: December 11, 2002

PROPOSAL: To vacate the east-west alley adjacent to Lots 1 through 5 and part of Lot 6 and the north-south alley adjacent to Lots 11 through 13 and Lots 24 through 26, all in Halters Subdivision, all lying west of North 14th Street between Aurora Street and Emerson Street.

LAND AREA: 2,780 square feet, more or less.

CONCLUSION: This alley vacation is in conformance with the 2025 Comprehensive Plan in that it will assist the Antelope Valley Project..

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: East-west alley lying south of Lots 1, 2, 3, 4, 5, and part of 6, and that portion of the north-south alley lying between Lots 11, 12, and 13 on the west and Lots 24, 25, and 26 on the east in Halters Subdivision, S14, T10N, R6E.

LOCATION: Approximately North 14th and Aurora Streets.

APPLICANT: Board of Regents of the University of Nebraska
c/o Property Management
1901 Y Street
Lincoln, NE 68588-0605

OWNER: same as Applicant

CONTACT: Linda Cowdin
UNL Property Manager
1901 Y Street
Lincoln, NE 68588-0605

SURROUNDING LAND USE AND ZONING:

North:	Salt Creek	P Public Use
South:	Parking	P Public Use
East:	State Fair Park	P Public Use
West:	Salt Creek	P Public Use
	Parking	P Public Use

HISTORY: No relevant history.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2025 Comprehensive Plan shows this area as Public. (F 25)

UTILITIES: Sanitary sewer is available.

TRAFFIC ANALYSIS: North 14th Street, which this alley takes access from, is currently identified in the 2025 Comprehensive Plan as a Minor Arterial. (E 49) The future classification for North 14th Street is also Minor Arterial. (F 103)

ANALYSIS:

1. This is a request to vacate the east-west alley adjacent to Lots 1 through 5 and part of Lot 6 and the north-south alley adjacent to Lots 11 through 13 and Lots 24 through 26 all lying west of North 14th Street between Aurora Street and Emerson Street.
2. The Applicant desires to vacate this alley and acquire the land in order to relocate existing University of Nebraska facilities that will be affected by the Antelope Valley Project.
3. Applicant currently owns this entire block, as well as the 2-1/2 blocks contiguous to the west and south of this block. This portion of alley is the only public right-of-way yet to be vacated within this block.
4. Applicant is willing to purchase that portion of the vacated alley that abuts its property.
5. The City of Lincoln Wastewater Division has an existing 78" sanitary trunk sewer running through the proposed vacated area. Public Works has requested a permanent easement be established for the entire vacated area.
6. The vacation of this alley will not create lots that do not front upon and have access to a public street.

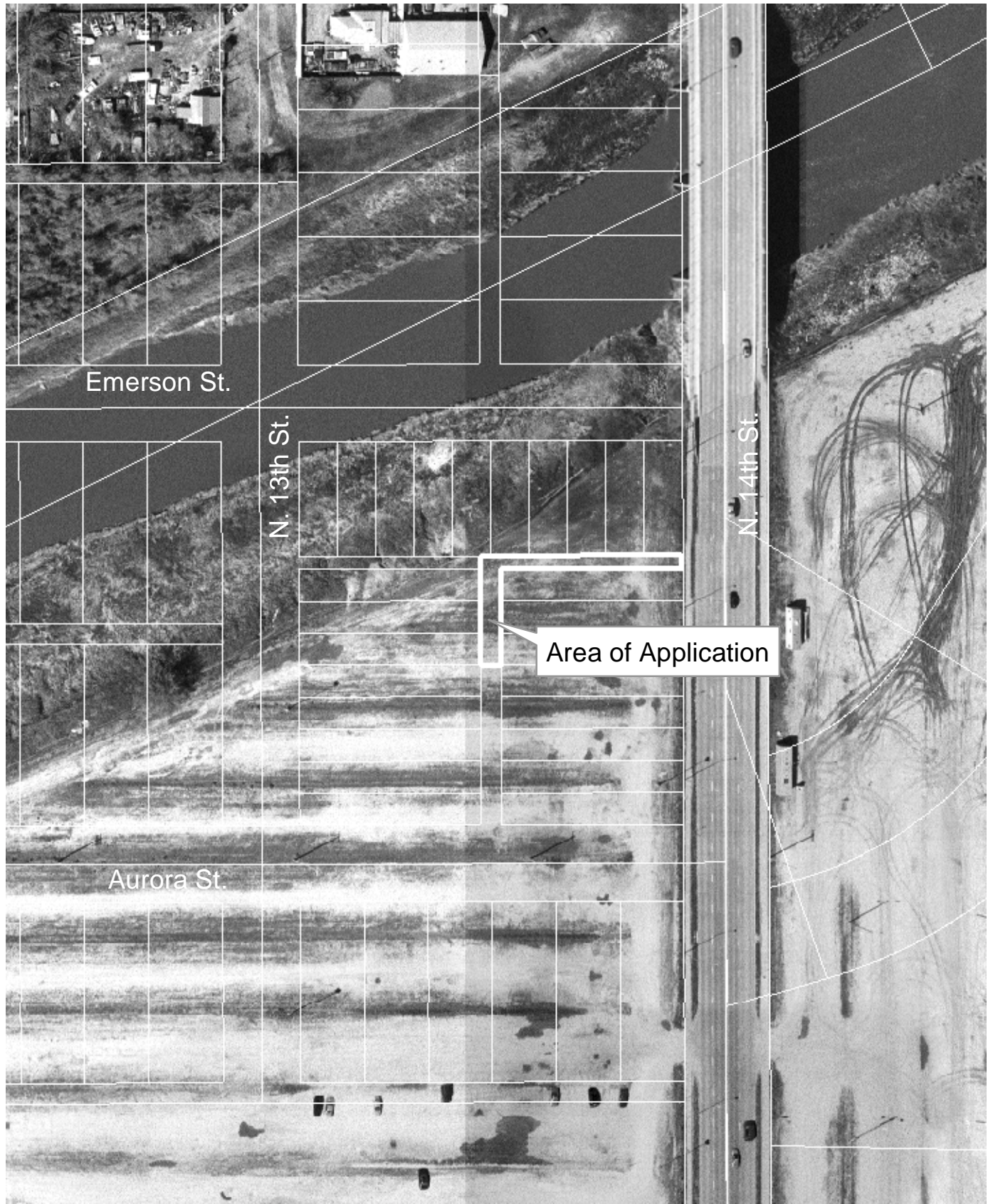
**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL
AGENDA THE FOLLOWING MUST BE COMPLETED:**

1. The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.

Prepared by:

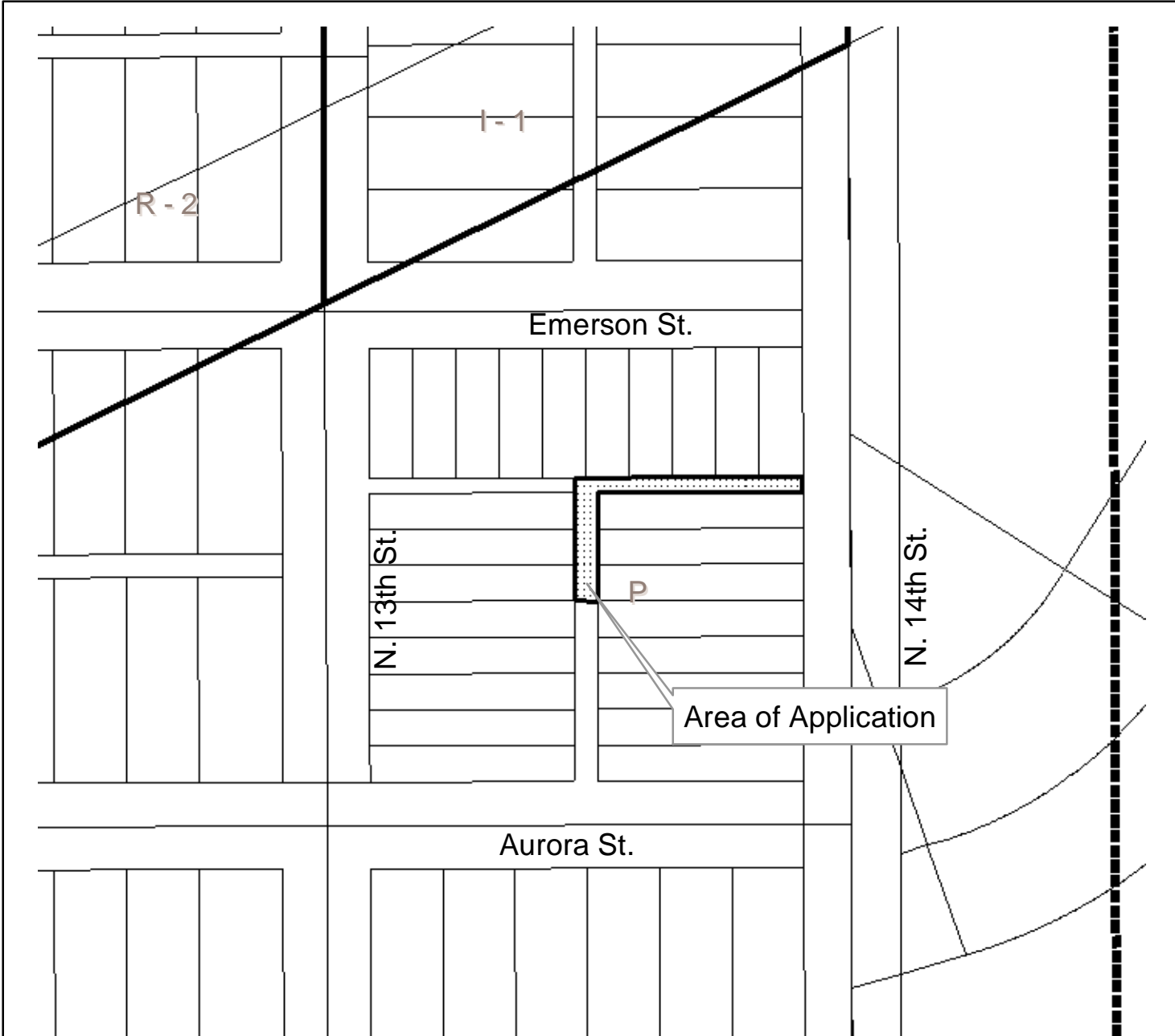
Greg Czaplewski
Planner

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Street & Alley Vacation #02016
N. 14th & Aurora St.



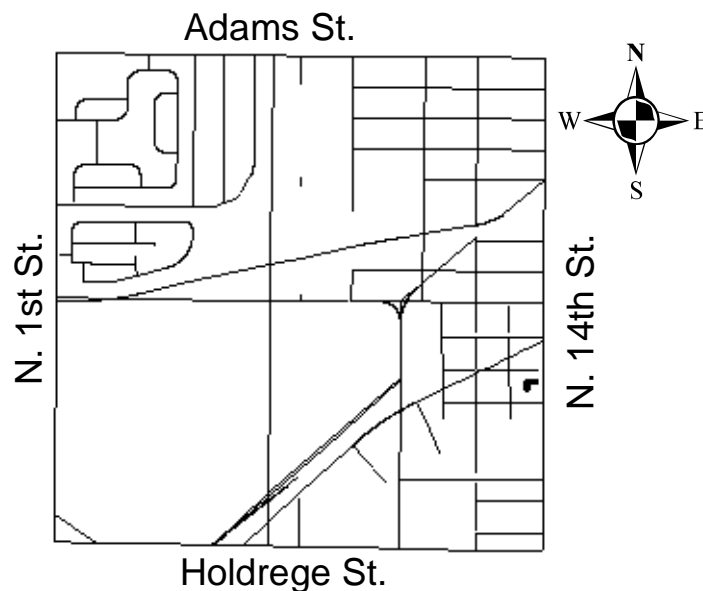
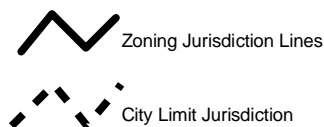


Street & Alley Vacation #02016 **N. 14th & Aurora St.**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 14 T10N R6E



Lincoln



Nebraska's Capital City

November 6, 2002

Lincoln City/Lancaster County
Planning Commission
Lincoln, Nebraska 68508

RE: Vacating the east-west alley adjacent to Lots 1 through 5 and part of Lot 6 and the north-south alley adjacent to Lots 11 through 13 and Lots 24 through 26 all lying west of North 14th Street between Aurora Street and Emerson Street.

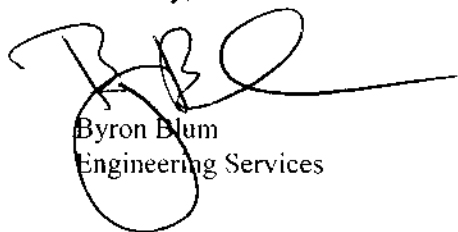
Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received a petition from the University of Nebraska-Lincoln, owners of a tract of land composed of part of Halts Sub of Block 9, part of Block 10 and all of Blocks 13 and 14, together with the vacated alleys and streets therein of Riverside Addition. Petitioner requests this vacation for relocation of University departments affected by the Antelope Valley Project.

The City of Lincoln Wastewater Division has an existing 78" sanitary trunk sewer running through the proposed vacated area. Public Works requests a permanent easement be established for the entire vacated area.

The Department of Public Works recommends approval of this vacation request. This vacation contains an area of 2,780 square feet, more or less.

Sincerely,



Byron Blum
Engineering Services

cc: Mayor Wesely
Allan Abbott
Marvin Krout
Marc Wullschleger
Roger Figard
Nicole Fleck-Tooze
Randy Hoskins
Joan Ross
Clint Thomas
Dana Roper
Linda Cowdin - UNL Property Manager

UNL Vac Alley Ltr dmr wpd

